



\$1,050,000

2440 FALLING OAK AVENUE, ATWATER, CA, US, 95301

<https://apogee-realestate.com>

Stunning 4-Bedroom Home with Pool, Hot Tub & 5-Bay Garage on a Sprawling Acre Lot! Welcome to this beautifully maintained [...]

- 4 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 2922 sq ft



Basics

Category: Residential

Status: Active

Bathrooms: 3 baths

Area: 2922 sq ft

Year built: 2004

View: Neighborhood,Pool

County: Merced

Type: SingleFamilyResidence

Bedrooms: 4 beds

Floors: 1, 1 floor

Lot size: 43953, 43953 sq ft

Property Condition: Turnkey

Zoning: A-R



Building Details

Structure Type: House

Water Source: Well

Architectural Style: Custom, Ranch

Lot Features: BackYard, CornerLot, FrontYard, SprinklersInRear, SprinklersInFront, Lawn, SprinklersTimer, SprinklerSystem

Sewer: SepticTank

Common Walls: NoCommonWalls

Construction Materials: Drywall, Stucco

Fencing: Wood

Foundation Details: Slab

Garage Spaces: 5

Levels: One

Other Structures: Sheds

Floor covering: SeeRemarks, Tile, Wood

Amenities & Features

Pool Features: Gunite, InGround, Private, Waterfall

Security Features: SmokeDetectors

Spa Features: Heated, InGround

Parking Total: 5

Utilities: CableConnected, ElectricityConnected, NaturalGasConnected, PhoneConnected

Cooling: CentralA/c

Electric: Volts220InGarage, Volts220InWorkshop

Fireplace Features: Gas, LivingRoom, PrimaryBedroom

Interior Features: BreakfastBar, CeilingFans, CathedralCeilings, CentralVacuum, SeparateFormalDiningRoom, GraniteCounters, HighCeilings, OpenFloorplan, Pantry, RecessedLighting, Storage, WiredorSound, AllBedroomsDown, WalkInClosets, Workshop

Appliances: DoubleOven, Dishwasher, GasCooktop, Disposal, Microwave, SelfCleaningOven, TrashCompactor

Parking Features:

DoorMulti, DirectAccess, DrivewayLevel, Driveway, ElectricVehicleChargingStations, GarageFacesFront, Garage, GarageDoorOpener, RvAccessParking, WorkshopInGarage

Patio & Porch Features: Concrete, Covered

Accessibility Features: None

Roof: Tile

Window Features: Screens, Shutters

Door Features: DoubleDoorEntry

Exterior Features: Lighting, RainGutters

Heating: Central, Fireplaces

Laundry Features: Inside, LaundryRoom

Nearby Schools

Elementary School: Merced

High School: Buyer to Verify

High School District: Merced Union

Miscellaneous

List Office Name: Realty One Group Zoom

Common Interest: None

Exclusions: All tool chest in garage, even those hanging on wall, refrigerator, antique lamp in office

Virtual Tour URL Branded:

<https://www.wellcomemat.com/video/54fb0ee747e71m0a8/MC25031036/>

Listing Terms:

Cash, CashToNewLoan, Conventional

Community Features:

Rural, StreetLights

Inclusions: book shelf in office

Attribution Contact:

209-628-5570

